



# DEPARTMENT OF PLANNING AND BUILDING

## Monthly Activity Report

January 2010

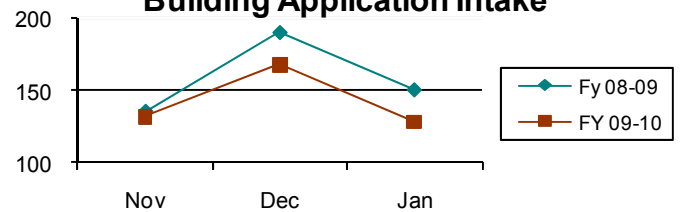
### Monthly statistics at a glance

#### Building Permit Activity

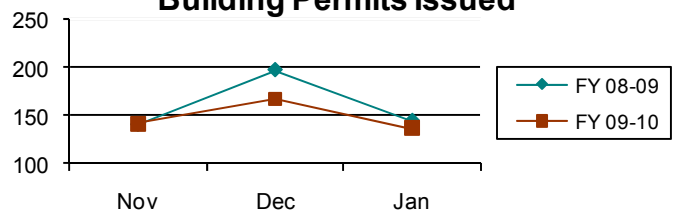
We started the 09/10 fiscal year with a small increase in the number of new applications. Permit numbers are still lower overall than in FY 08/09. This is a clear reflection of the overall housing and development market.

The month of November was down from October, but equal to what we saw last year. These statistics continue to indicate that the overall downward trend is flattening out.

##### Building Application Intake



##### Building Permits Issued

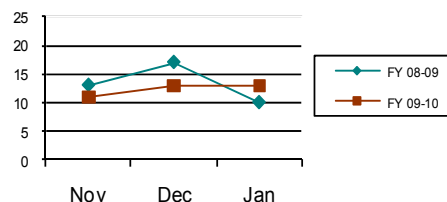


#### Land Use Permit Activity

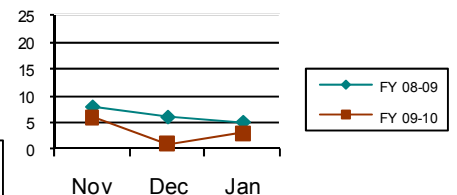
New applications for land use and land division permits are also leveling out. New applications for land use and subdivisions have decreased from FY 08/09.

Land use and land division applications are typically required prior to construction. We still believe that many applicants are getting necessary approvals to be ready to construct when the market begins to turn around.

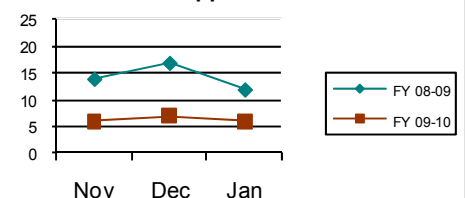
##### Environmental Documents Issued



##### Subdivision Application Intake



##### Land-use Application Intake



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## Building Permit Activity

BUILDING PERMITS ISSUED	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Single-Family	13	14	131 (DU*)	117 (DU)	12%
Multi-Family	0	0	1	5 (11 DU)	(80%)
Commercial/Public	2	3	43 (2 DUMU)	42 (1 DUMU)	2%
Residential Adds/Alts	74	37	336	257	31%
Commercial Adds/Alts	8	11	42	86	(51%)
Grading	4	2	33	45	(27%)
Demolitions	4	6	51 (-25 DU)	65 (-45 DU)	(22%)
Miscellaneous	32	71	536	675	(21%)
<b>TOTAL PERMITS ISSUED</b>	<b>137</b>	<b>144</b>	<b>1,173</b>	<b>1,292</b>	<b>(9%)</b>
ISSUED PERMIT VALUATION	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	%Increase (Decrease)
Single-Family	4,235,330	1,784,811	39,321,392	32,343,790	22%
Multi-Family	0	0	6,063	1,624,303	(100%)
Commercial/Public	237,717	1,487,523	4,902,497	8,693,203	(44%)
Residential Adds/Alts	1,297,236	1,116,950	10,773,148	7,161,826	50%
Commercial Adds/Alts	442,396	596,094	2,344,410	5,934,874	(60%)
Demolitions	10,290	5,155	177,566	720,099	(75%)
Miscellaneous	388,398	1,199,151	33,804,309	17,848,525	89%
<b>TOTAL VALUATION</b>	<b>6,611,367</b>	<b>6,189,684</b>	<b>91,329,385</b>	<b>74,326,620</b>	<b>23%</b>
BUILDING APPLICATION INTAKE	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	4	52	104	104 (104 DU)	0%
Multi-Family	0	0	1 (0 DU)	4 (0 DU)	(75%)
Commercial/Public	2	4	39	44 (1 DUMU)	(11%)
Residential Adds/Alts	66	30	301	281	7%
Commercial Adds/Alts	9	5	57	77	(26%)
Demolitions	4	11	43 (-20 DU)	63 (-42 DU)	(32%)
Grading	6	9	38	49	(22%)
Miscellaneous	37	110	529	708	(25%)
<b>TOTAL APPLICATION INTAKE</b>	<b>128</b>	<b>221</b>	<b>1,112</b>	<b>1,330</b>	<b>(16)%</b>
BUILDING PERMITS FINAL	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	19	32	235 (DU)	349 (0 DU)	(33%)
Multi-Family	5	2	14 (113DU)	21 (64 DU)	(33%)
Commercial/Public	2	8	45 (0 DUMU)	60 (2 DUMU)	(25%)
Residential Adds/Alts	64	45	371	358	(4%)
Commercial Adds/Alts	2	7	49	81	(40%)
Demolitions	10	9	57 (-28 DU)	65 (-42 DU)	(12%)
Grading	10	9	65	91	(29%)
Miscellaneous	44	157	516	770	(33%)
<b>TOTAL PERMITS FINAL</b>	<b>156</b>	<b>269</b>	<b>1,352</b>	<b>1,795</b>	<b>(25%)</b>

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## Public Contact

Client Contacts:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Appointments	40	54	329	349	(5%)
Walk-In Clients	1,175	1,064	8,272	7,814	(5%)
Letters, Emails, Etc	299	291	2,366	2,406	(2%)
Pre-Application Meetings	4	2	27	61	(34%)
Public Information Phone Calls Returned	616	560	4,199	4,327	(3%)

## Website Public Information Services

Average Website Hits Per Day:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
GIS Inter-Active Website	86	328	94	140	(33%)

## Building Workload

Building Activity:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Number of Inspection Stops	830	1,082	7,200	9,718	(26%)
Number of Plan Checks Completed	316	397	2,841	3,143	(10%)
Automated Inspection Scheduling	481	868	4,815	7,049	(32%)
Average Processing Time	4 weeks	5 weeks	4 weeks	5 weeks	(20%)
Fast Track to First Review	10 days	10 days	10 days	11 days	(9%)

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## Environmental Documents Summary

	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
<b>Private Projects:</b>					
Negative Declarations/Mitigated Negative Declarations	5	4	37	62	(40%)
Exemptions (Categorical and General Rule)	8	6	54	53	(2%)
<b>County Projects:</b>					
Negative Declarations/Mitigated Negative Declarations	0	0	1	4	(75%)
Exemptions (Categorical and General Rule)	0	0	0	0	0%
EIR's in process	31	31	31	30	3%

## Appeals Received

	This Month	Same Month Last Year	F/& 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Negative Declaration	0	1	0	9	(100%)
Planning Commission Decisions	0	3	19	9	111%
Subdivision Review Board Decisions	0	0	2	0	200%
Hearing Officer Decisions (PDH)	3	0	5	5	0%

## Code Enforcement Case Summary

	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Cases Initiated	NA	NA	214	271	(21%)
Cases Closed	NA	NA	210	192	9%
Average Time to Resolve	NA	NA	107	135	(21%)
% of Proactive Cases	NA	NA	52%	53%	(3%)
Vehicles Towed	NA	NA	17	17	0%
Vehicle Inspections	NA	NA	67	69	(3%)
Notice of Violation	5	NA	65	48	NA

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## Planning Application Submittals

New Applications Submitted:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Ag Preserves	1	0	23	0	100%
General Plan/Ordinance Amendments	0	0	0	2	(100%)
LAFCo Referrals	0	0	0	1	(100%)
Conditional Use Permits/Development Plans	0	2	8	18	(56%)
Minor Use Permits	6	9	35	76	(54%)
Variances	0	0	1	1	0%
Site Plans	0	0	4	3	33%
Curb, Gutter & Sidewalk Waivers	0	1	1	4	(75%)
Grading Permits (for Environmental Review)	1	4	18	22	(18%)
Tract Maps	0	1	0	1	(100%)
Tract Maps/Conditional Use Permits/Development Plans	0	1	0	6	(100%)
Parcel Maps	0	0	3	7	(57%)
Parcel Maps/Conditional Use Permits/Development Plans	0	0	1	2	(50%)
Receiving Site/Map	0	0	0	1	(100%)
Lot Line Adjustment	2	2	6	10	(40%)
Road Exception Request	0	0	1	0	(100%)
Public Lots	0	0	1	1	0%
Certificates of Compliance/Conditional Certs	0	0	1	5	(80%)
Voluntary Mergers	1	1	12	21	(43%)
Road Naming	0	0	2	5	(60%)
Road Abandonment	0	0	0	0	0%
<b>TOTAL NEW APPLICATIONS</b>	11	21	117	186	(37%)

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## Planning Public Hearings Appearance Summary

	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
<b>Board of Supervisors — Total</b>	<b>8</b>	<b>12</b>	<b>93</b>	<b>141</b>	<b>(34%)</b>
General Plan/Ordinance Amendments	1	5	8	26	(69%)
Agricultural Preserves	0	0	25	32	(22%)
Appeals	1	4	19	34	(44%)
Other Items	2	1	17	16	6%
Consent Items	4	2	24	33	(27%)
<b>Planning Commission — Total</b>	<b>8</b>	<b>10</b>	<b>64</b>	<b>91</b>	<b>(30%)</b>
Conditional Use Permit/Dev Plans	1	3	8	24	(67%)
Minor Use Permits	1	0	2	1	100%
Variances	0	1	2	4	(50%)
Tract Maps	2	4	5	17	(71%)
General Plan/Ordinance Amendments	0	0	19	6	217%
Appeal	0	1	0	4	(100%)
Consent Items (time ext, GP conformity re- ports, AG Preserves)	4	1	28	35	(20%)
<b>Subdivision Review Board — Total</b>	<b>5</b>	<b>4</b>	<b>23</b>	<b>34</b>	<b>(32%)</b>
Parcel Maps	4	0	15	8	88%
Lot Line Adjustments—Coastal	0	2	3	7	(57%)
Conditional Certificates	1	1	2	4	(50%)
Consent Items (time ext, public lots)	0	1	3	15	(80%)
<b>Planning Department Hearings — Total</b>	<b>6</b>	<b>15</b>	<b>80</b>	<b>81</b>	<b>1%</b>
Minor Use Permits:					
Residential Single Family	2	0	11	6	83%
Residential Additions	1	2	13	17	(24%)
Residential Multi Family	0	0	1	0	100%
Commercial/Industrial/Office	0	4	4	7	(43%)
Miscellaneous	2	7	39	34	15%
Road Names	1	2	4	3	33%
Lot Line Adjustments—Inland	1	1	8	13	(38%)
Appeal of Admin Fine	0	1	0	1	(100%)
<b>Airport Land Use Commission — Total</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0%</b>
Projects Reviews	0	0	10	10	0%
<b>TOTAL ALL PROJECTS</b>	<b>27</b>	<b>41</b>	<b>270</b>	<b>357</b>	<b>(24%)</b>